

O'DONNELL WILLIAM J & JUDITH A
103 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		12	CEDAR 80			0500		01	2,921	119.3283	170.04	496,687	1987	1987	0	0	17.50	82.50	VALUATION BY STANDARD										
Exterior Wall		16	WD FR STUC 20			1 SFR CUST - 0% - 0														Heated Area: 2576 HX Base Yr									
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE 409,767									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE 23,931									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET 450,000									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE 883,698									
Interior Floo		15	HARDTILE 50																	SOH/AGL Deduction 185,219									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE 698,479									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE 0									
Bedrooms			3 100																	BASE TAXABLE VALUE 698,479									
Bathrooms			3.5 100																	TOTAL JUST VALUE 883,698									
Frame Stories		02	WOOD FRAME 100																	NCON VALUE 0									
Units		1.	1. 100			INCOME VALUE																							
BUD8 Adjustme		05	DIST 1A 100			PREVIOUS YEAR MKT VALUE 770,046																							
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA			10																							
NEIGHBORHOOD/LOC		10001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,576	100	2,576	361,369																									
FGR	586	55	322	45,171																									
FOP	54	30	16	2,245																									
STP	15	10	2	281																									
STP	24	10	2	281																									
STP	28	10	3	421																									
TOTALS		3,283		2,921	409,767																								
EXTRA FEATURES					103 SEA MARSH RD, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280														
3	0812	CONCRETE C	0	0	0	2,927.00	SF	4.00	4.00	100	1987	1987	3	54.5	6,381														
4	0850	PEBBLE WLK	0	0	0	218.00	SF	3.50	3.50	100	1987	1987	3	54.5	416														
5	1125	CB/STC 6"	0	0	180	5	900.00	SF	7.35	7.35	100	1987	1987	3	54.5	3,605													
9	0810	CONCRETE A	0	0	0	841.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,979														
10	1076	TRELLIS A	0	0	14	24	336.00	SF	7.50	7.50	100	1997	1997	3	21	529													
11	0858	SCULP CONC	0	0	0	723.00	SF	13.00	13.00	100	1997	1997	3	93	8,741														